



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Commercial/Industrial

3. No. of Parcels Proposed: 24

4. No. Of Buildable Lots Proposed: 1 ~~This lot is already developed and no additional buildable lots are to be created.~~ 2

5. Zoning District: R-R

6. Current Owner of Property: Werth Rev. Trust, Gale Werth

Address: 2980 County Highway MM Phone No: \_\_\_\_\_

7. Contact Person: Michelle L. Burse

Email: mburse@bse-inc.net

Address: 2801 International Ln, Madison, WI Phone No: 608-250-9263

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: *Nancy Werth* Michelle L. Burse  
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 7/21/20

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$1,230

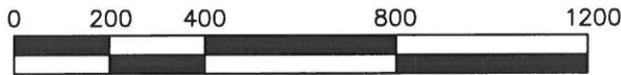
Permit Request No. CS-2365-20

Description:

Part of Lot 2 and part of Lot 4, Certified Survey Map Number 10540, as recorded in Volume 62 of Certified Survey Maps, on pages 211-213, as Document Number 3554288, Dane County Registry, located in the Southwest and Southeast Quarters of the Southeast Quarter of Section 01, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows; Commencing at the South Quarter corner of said Section 01; thence North 02 degrees 42 minutes 43 seconds East along the west line of said Southeast Quarter, 659.47 feet to the point of beginning; thence continuing North 02 degrees 42 minutes 43 seconds East along said west line, 663.94 feet to the Northwest corner of aforementioned Lot 4, also to the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 01; thence South 86 degrees 11 minutes 00 seconds East along the north line of the Southwest Quarter of the Southeast Quarter of said Section 01, also along the north line of said Lot 4, 1354.75 feet to the northeast corner of said Lot 4, also to the northern most northwest corner of Outlot 40, Terravessa as recorded in Volume 60-099A of Plats, on pages 545-554, as Document Number 5440387, Dane County Registry; thence South 02 degrees 34 minutes 56 seconds East along the east line of said Lots 4 and 2, also along the west line of said Outlot 40, also along the west line of Outlot 2, Certified Survey Map Number 15003, as recorded in Volume 106 of Certified Survey Maps, on pages 7-14, as Document Number 5459938, Dane County Registry, 1320.29 feet to a southwest corner of said Outlot 2, also to the north line of Lot 1 of said Certified Survey Map Number 15003, also to the south line of said Southeast Quarter of Section 01; thence North 86 degrees 19 minutes 04 seconds West along said south line of Lot 2, also along said south line of the Southeast Quarter, also along said north line of Lot 1, 449.91 feet to the southwest corner of said Lot 2; thence North 00 degrees 24 minutes 33 seconds East along the west line of said Lot 2, 379.46 feet to an interior corner of said Lot 2; thence North 39 degrees 38 minutes 32 seconds East, 157.36 feet to the southwest corner of said Lot 4; thence North 00 degrees 24 minutes 28 seconds East along the west line of said Lot 4, 309.48 feet to an interior corner of said Lot 4; thence North 86 degrees 10 minutes 23 seconds West along the south line of said Lot 4, 231.54 feet; thence South 82 degrees 28 minutes 23 seconds West along said south line, 141.51 feet; thence South 39 degrees 43 minutes 34 seconds West along said south line, 106.26 feet; thence South 10 degrees 45 minutes 34 seconds West along said south line, 163.69 feet; thence South 28 degrees 40 minutes 48 seconds West along said south line, 122.25 feet; thence North 86 degrees 13 minutes 52 seconds West along said south line, 426.65 feet to the southwest corner of said Lot 4, also to the east right of way line of County Trunk Highway MM, also to a point of non-tangential curvature; thence 102.13 feet along the arc of a curve to the left, also along said east right of way line, a radius of 1968.34 feet, through a central angle of 02 degrees 58 minutes 23 seconds and a chord bearing North 07 degrees 10 minutes 50 seconds West, 102.12 feet to a northwest corner of said Lot 4; thence South 87 degrees 08 minutes 27 seconds East along a north line of said Lot 4, 182.47 feet to an interior corner of said Lot 4; thence North 02 degrees 40 minutes 04 seconds East along the west line of said Lot 4, 130.00 feet to an interior corner of said Lot 4; thence North 87 degrees 14 minutes 37 seconds West along the south line of said Lot 4, 201.58 feet to the point of beginning. This description contains 27.7027 acres.

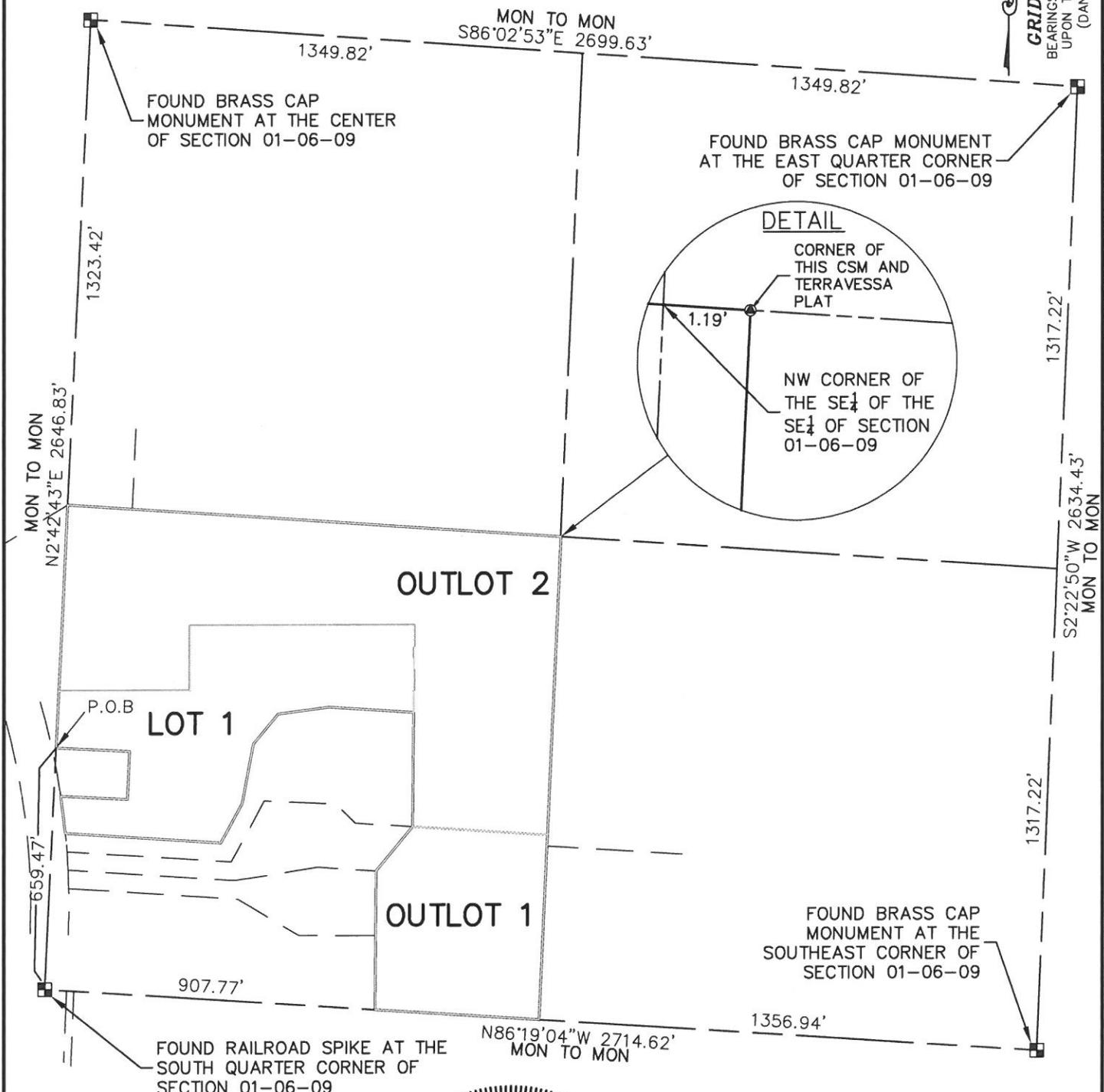
# CERTIFIED SURVEY MAP No.

PART OF LOT 2 AND PART OF LOT 4, CERTIFIED SURVEY MAP NUMBER 10540, AS RECORDED IN VOLUME 62 OF CERTIFIED SURVEY MAPS, ON PAGES 211-213, AS DOCUMENT NUMBER 3554288, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FOUR HUNDRED FEET

**GRID NORTH**  
BEARINGS ARE BASED UPON THE W.C.C.S. (DANE ZONE)



SEE SHEET 3 FOR CURVE, LINE AND LOT TABLES.

SURVEYED BY:  
**Burse**  
surveying & engineering Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

SURVEYED FOR:  
WERTH REV. TRUST

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
Date: July 02, 2020  
Plot View: CSM  
\\BSE2145\dwg\Survey\BSE2145v2016.dwg



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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	102.13	1968.34	2°58'23"	N07°10'50"W	102.12

(N7°34'40"E 102.15')

Parcel Line Table		
Number	Direction	Length
L1	N86°10'23"W	231.54
L2	S82°28'23"W	141.51
L3	S39°43'34"W	106.26
L4	S10°45'34"W	163.69
L5	S28°40'48"W	122.25
L6	N86°13'52"W	426.65
L7	S87°08'27"E	182.47
L8	N02°40'04"E	130.00
L9	N87°14'37"W	201.58

(S86°37'43"E 231.39')  
 (N83°09'19"E)  
 (N39°20'E)  
 (N10°22'E)  
 (N28°20'E 122.20')  
 (S86°37'43"W)  
 (N87°37'25"W 182.51')  
 (S02°22'34"W)  
 (S87°37'25"E 200.00')

Lot Area Table		
Lot No.	Sq. Ft.	Acres
1	317,993	7.3001
OUTLOT 1	226,258	5.1942
OUTLOT 2	662,478	15.2084

SURVEYED BY:

**Burse**

surveying & engineering <sup>LLC</sup>

2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyengr.com



**NOTES**

1. Property is subject to controlled access regulations along County Trunk Highway MM per Doc. No. 914741 and 1368501.
2. Property is subject to a shared driveway agreement Doc. No. 3513990, 3514793 AND 3553801.

**LEGEND**

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1-1/4" IRON PIPE FOUND
- ⊗ FOUND PK NAIL IN ASPHALT
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 01, 2020  
 Plot View: CSM

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### OWNER'S CERTIFICATE

Werth Revocable Trust, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this C.S.M. is required by s.236.34, Wisconsin Statutes and s.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection :

Common Council, City of Fitchburg

WITNESS the hands and seals of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Scott G. Werth

\_\_\_\_\_  
Nancy J. Werth

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, the above named Scott G. Werth and Nancy J. Werth, owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

My Commission expires : \_\_\_\_\_

### CERTIFICATE OF CITY CLERK

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Patti Anderson, City Clerk

### CERTIFICATE OF COUNTY TREASURER

State of Wisconsin )  
                                  )ss.  
County of Dane     )

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, affecting the lands included in this Certified Survey Map.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Adam Gallagher, County Treasurer

MAP NO. \_\_\_\_\_

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### OWNER'S CERTIFICATE

Gale P. Werth, as owner, does hereby certify that she caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. Owner further certifies that this C.S.M. is required by s.236.34, Wisconsin Statutes and s.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection :

Common Council, City of Fitchburg

WITNESS the hands and seals of said owners this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Gale P. Werth

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, the above named Gale P. Werth, owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

My Commission expires : \_\_\_\_\_

SURVEYED BY:

## Burse

surveying & engineering INC

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Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_ at

\_\_\_\_\_ o'clock \_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

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Register of Deeds